

PLANNING AND ZONING COMMISSION
Monday, April 14, 2008 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon, Mr. Vasko and Mr. Wynkoop.

Approval of Minutes

Mr. Vasko made a motion to approve the minutes of the February 25, 2008 Joint Meeting of Landmarks Commission and Planning and Zoning Commission as presented. Mr. Knowlton seconded the motion. The motion passed, 4-0-3, with Mr. Christensen, Dr. Konold and Ms. Solomon abstaining.

Dr. Konold made a motion to approve the minutes of the March 10, 2008 Planning and Zoning Commission meeting as presented. Mr. Vasko seconded the motion. The motion passed, 6-0-1, with Mr. Wynkoop abstaining.

Public Comment – None.

Administration of Public Oath

Mr. Christensen administered the public oath.

Item 1. Application #SDP-08-02 Property Owners Mid-Ohio Historical Museum and Henrietta Pfeifer and Applicant Damon Pfeifer, for property located southeast of 700 Winchester Pike, are requesting site development plan approval for a 4,032 square foot winery and a 2,400 square foot future storage building. Andrew Dutton, Zoning Officer, gave the staff report. Damon Pfeifer was present to answer questions from the Commission. The Applicant has withdrawn plans for the 2,400 square foot future storage building, which is reflected on the latest development plans submitted for review.

Mr. Wynkoop asked if steel is okay for the material for the sign. Mr. Dutton stated that there is no regulation on materials unless the Commission has a preference on it.

Mr. Vasko stated that there are four lights noted on four locations, but on the other picture there are seven lights. So there are three not drawn in the photometric drawing.

Mr. Knowlton asked about the water service coming from a different lot, does there need to be an easement in place for the well. Mr. Neimayer stated that the Board of Health will have to look at it and have an agreement in place for any future property owners.

Mr. Damon Pfeifer stated that all seven of the lights should be on the photometric drawing. Mr. Wynkoop asked Mr. Damon Pfeifer if he was planning on matching up all seven lights. Mr. Damon Pfeifer stated no, that the other lights are still working he is not going to change them out.

Mr. Graber inquired about the deck on the building and how people were going to go to it. He stated they will go right up the stairs. Mr. Graber then stated that he did not see the stairs.

Mr. Vasko if he would be willing to consider a monument sign instead of a pole sign. Mr. Damon Pfeifer asked him to explain what the difference was. Mr. Vasko stated that instead of the sign being up on a pole that it was more like a "tombstone."

The Commission continued to discuss the other items changed in the plans; stairs – not on the plans, light pole heights, and the sanitary sewer forced main information.

Mr. Garber asked if Mr. Damon Pfeifer was going to move the sign back one foot. Mr. Damon Pfeifer stated that yes he was.

Mr. Wynkoop made a motion to approve Application #SDP-08-02 with the following conditions: easement of water line for tech review and recommendation of a monument sign

1. The trash enclosure shall be constructed of the same material as the winery building (hardi plank) and no other optional material.
2. Decrease the size and height of the proposed freestanding sign, or move the sign to a 21 ft. setback from the right of way to meet the requirements of Section 1189 of the Zoning Code (Signs). The approval of the Site Development Plan does not constitute approval of any signs for the project. A separate sign permit needs to be submitted and approved by the Planning and Zoning Department for all signs on the project.
3. Indicate the location of the existing fire hydrants on the utility plan.
4. Indicate the height, material, and color of the lighting structure on the photometric plan.
5. The removal of pages labeled 3a, 3b, 3c, 4a and 5a.
6. Submit a lot split application to the Planning and Zoning Department for review and approval.
7. Per Section 1141.09 of the Zoning Code; final approval of all site plans shall be shown by the signature of the Planning and Zoning Administrator on the final plan. Prior to this final approval, the required engineering construction plans shall be approved by the Technical Review Group. Engineering construction plans for the project include plans for the 0.761 winery property, the doll museum property (PID # 184-000902), and the proposed sanitary sewer extension from Gender Road.
8. The Applicant shall use a monument sign and not a pole sign.
9. The Property Owner and Applicant shall provide an easement in order for the winery to access the well and water line located on the Doll Museum property (700 Winchester Pike). The size and location of this easement will be determined during the Technical Review (civil engineering) process.

Ms. Solomon seconded the motion. The motion passed 6 – 1, with Mr. Vasko voting no.

Item 2. Application #FDP-08-01 Property Owner Shimangshi1 LLC and Applicant KCDG, for property located on the southeast corner of Diley and Busey roads, are requesting final development plan approval for a 40 acre commercial development. Allan Neimayer, Planning and Zoning Administrator, gave the staff report and updates since the last meeting. The applicant has requested to table this application, indefinitely until the traffic study has been completed and submitted to the Village staff and accepted.

Mr. Knowlton asked if the traffic study would address the circle. Mr. Neimayer stated yes it will.

Mr. Vasko stated that he is still not satisfied with the parking lot layout.

Mr. Wynkoop made a motion to table application #FDP-08-01 until the traffic study is completed and submitted to the Village staff and accepted. Mr. Vasko seconded the motion. The motion passed unanimously.

Item 3. Proposed Commercial Development Standards

Mr. Neimayer explained the changes that have been made since the last meeting. He asked for more feedback from the Commission on pages 6 and 4.

The Commission discussed the island sizes and locations for parking lots, as well as the size of trees they would like to see go into those islands.

Mr. Wynkoop made a motion to table the Commercial Development Standards, until Mr. Neimayer is ready with revised parking lot designs. Dr. Konold seconded the motion. The motion passed unanimously.

Item 4. Proposed Amendment to the Preservation Guidelines, Preservation Area, regarding the use of artificial siding material

Mr. Neimayer stated he needs to know of any changes from the Commission, but ultimately needs a motion to forward this amendment onto Council for adoption.

The Commission discussed the changes made in the amendment. Mr. Wynkoop made a motion to recommend the amendment to Council changing item number 2 under the "The property owner must provide" shall be changed to read minimum past five years *preferred*, adding the word preferred. Mr. Vasko seconded the motion. The motion passed unanimously.

Old Business – None.

New Business

1. Discussion regarding permitting a church at 541 Groveport Road zoned R-3. Mr. Dutton explained the question being presented. Mr. Dean Edwards was present on behalf of Pastor Tim Hitchcock to discuss this item. Mr. Edwards explained what it was they want to do with this property. Mr. Edwards explained that the building looks to be able to accommodate the church's needs, including converting the garage to an auditorium and making the bathrooms handicap accessible.

The Commission expressed their concerns with converting that property to a church. When the church grows enough to move to a larger location, then the house would be abandoned and at that point very difficult to return to a single family residence. Mr. Neimayer suggested speaking with Potter's lodge to see if they would be interested in selling the portion of their land where their septic system was located. Mr. Edwards stated that they had not looked into that option.

Planning and Zoning Administrator's Report – none.

Adjournment

Mr. Wynkoop made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Knowlton seconded the motion. The motion passed unanimously.

Time Out: 8:34 p.m.

Date _____

Bill Christensen, Chairman

Jeff Graber, Secretary